

DESCRIPTIVE NARRATIVE
PROPOSED CITICHURCH INTERNATIONAL PARKING ADDITION
Parcel # 217-23-011-R ; 86-DR-2003#2 ; August 24, 2006

The existing 2.55-acre site is zoned R1-35 and is comprised of an existing residence, swimming pool and miscellaneous out-buildings and paddocks associated with raising horses. The northwest corner of the property is a training area for horses. Current site access is via a dirt driveway from the northeast, which enters the property near the center of the north property boundary. The existing property has been purchased by CitiChurch International. The surrounding properties are primarily horse properties.

The development plan calls for demolition of the outbuildings and construction of approximately 100 additional parking spaces, associated landscaping and storm water detention facilities to go with the existing CitiChurch facility. Parking is to consist of 92 spaces with one van accessible space and two additional accessible spaces for a total of 95 spaces. The existing residence is to remain and will be remodeled as a "youth center". The parcel lies immediately north of and adjacent to the existing CitiChurch property. A lot combination, now in progress will combine the two parcels.

The proposed parking area is to have a primary drive entrance aligned as closely as possible with the existing roadway easement on the west side of 96th Street. An existing electric vault will force the new drive entrance to align approximately 20' north of the existing roadway easement centerline. A 100% alignment will require relocation of the existing electric vault. This is not currently being proposed, but can be accommodated should the City require it. The proposed parking will connect to the existing parking near the northeast corner of the existing property and will thereby extend the emergency access throughout the property. The proposed parking alignment allows for the construction of a possible future 96th Place cul-de-sac at the northeast corner of the proposed parking area.

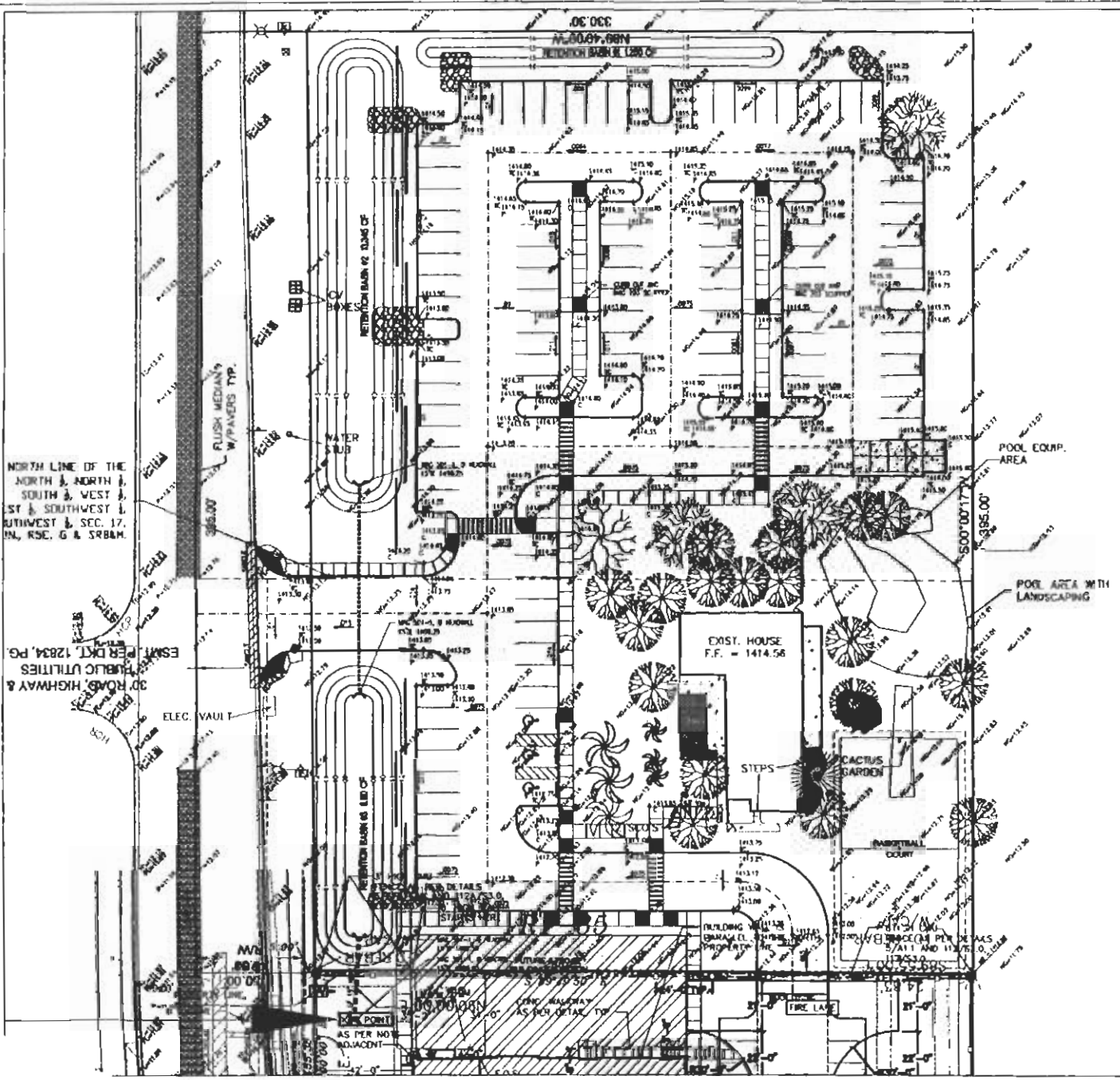
The proposed parking area is set back and buffered along 96th Street by approximately 40 feet of landscape area and detention basins along with a 36" high masonry screen wall. The north and east sides of the parking area are set back a minimum of 20 feet from the property boundary, except at the 96th Place cul-de-sac where the setback is 40'. A 6' high masonry perimeter wall is to be provided along the north and east property boundaries. A new trash enclosure is proposed near the northeast corner of the existing residence.

Parking spaces are typically 9' wide by 18' deep with a 24 foot wide drive lane. Accessible spaces are per current City of Scottsdale requirements. Sidewalks and accessible ramps are provided within landscape areas minimizing the need for pedestrian traffic within the vehicular drive lanes. All drive lanes are proposed to function as "fire lanes" and meet minimum turning radius requirements with an outside "clear turning" radius of 100 feet between adjacent drive lanes.

The parking and circulation layout has been designed to save existing trees and mature plants to the maximum extent possible. New plantings will compliment the site and will augment the surrounding neighborhood. Any lighting will be "down - reduced glare" lighting with minimal if any impact on surrounding property.

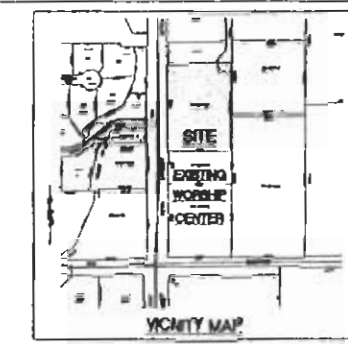
The overall design and landscape layout will be sensitive to the surrounding neighborhood and is expected to fit in "quietly", more or less without notice. The extensive buffering and set backs will help accommodate this objective.

CitiChurch intends to commence construction within twelve months of approval. In the interim CitiChurch intends to section off an area, which will accommodate 50 cars to use as a temporary parking lot while funds are being raised to complete the full construction. The temporary parking lot will be a "dustless" material in accordance with the City of Scottsdale's wishes.



NORTH LINE OF THE
NORTH & NORTH
SOUTH & WEST
ST & SOUTHWEST
NORTHWEST & SEC. 17,
IN, RSC, G & SRBAM.

ESM. PER DKT. 12834, PG.
30 ROAD, HIGHWAY &
PUBLIC UTILITIES



A PART OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 5 EAST

CURRENT ZONING:
RT-35

PARCEL NUMBER:
217-23-011-8

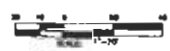
PROPERTY ADDRESS:
1234 N. 96TH PLACE

OWNER:
CITICURCH INTERNATIONAL, INC.
1234 N. 96TH PLACE
SCOTTSDALE, AZ 85260
CONTACT: DAVID HENRY, OWNER
480-461-9238
480-568-1321 fax
dhenry@citicurch.com

CIVIL ENGINEER:
RENEE M. MC
20001 N. 96TH PLACE
SCOTTSDALE, AZ 85260
CONTACT: RENEE M. MC
480-274-0900, 480-274-0021 fax
rhenry@renee.com

NO.	DATE	DESCRIPTION
1	7/7/2006	PRELIMINARY SITE PLAN
2	7/7/2006	REVISIONS
3	7/7/2006	REVISIONS
4	7/7/2006	REVISIONS
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100	7/7/2006	REVISIONS

ADDITIONAL PARKING SPACES:
VARIABLE SPACES: 1
ACCESSIBLE SPACES: 1
PARKING SPACES: 85



PARKING ADDITION

CITICURCH INTERNATIONAL
12344 NORTH 96TH PLACE
SCOTTSDALE, ARIZONA 85260

PRELIMINARY
SITE PLAN

C-SP